

## **5600 - MANUFACTURED HOUSING AND TEMPORARY USE VEHICLE REGULATIONS**

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### **5605 - Purpose**

The purpose of manufactured housing and temporary use vehicle regulations is to determine the applicability of a proposal for siting of mobile homes, manufactured housing and temporary use vehicles; to establish regulations related to their placement; to provide increased opportunities for home ownership; to recognize that manufactured housing and mobile homes have limitations on portability; that a mobile home or manufactured housing unit may experience consequences to the integrity of the structure by the displacement of the structure following initial placement; to provide standards relevant to appearance and compatibility; to associate the housing units with traditional site-built housing through aesthetic detailing, performance and permanence; to recognize effects upon adjacent properties in value and/or appearance; and to address public health, safety, morals and general welfare in the short and long term.

### **5610. - General Regulations.**

- A. No mobile home, as defined herein, shall be placed, replaced or relocated within the city limits.
- B. An existing mobile home as defined herein may remain on an existing site if it is habitable and meets minimum housing standards of the city, but may not be expanded or replaced with another mobile home or a manufactured home not permitted herein. Any proposed attendant structure shall require a conditional use permit using procedures under section 7200. The home shall be allowed to receive repairs to comply with building or health codes.
- C. Remodeling or reconstruction, following a natural disaster or a calamity that makes a mobile home uninhabitable, may occur if the cost for remodeling or reconstruction does not exceed 50 percent of the value of the structure immediately prior to the remodel or reconstruction according to the latest tax rolls. Permitted remodeling or reconstruction of a mobile home shall be in accordance with city codes. Permitted remodeling or reconstruction of a manufactured housing unit shall require inspection and approval by a HUD-certified inspector. No replacement mobile home as defined herein or manufactured housing unit prohibited herein shall be used to fulfill the intent of this provision.
- D. With the exception of manufactured housing proposed for locating within mobile home/manufactured housing parks, no mobile home or manufactured housing unit may be relocated from one site to another site within the city limits. This provision does not include the location or placement of new manufactured housing. For the purpose of this definition, new manufactured housing is housing that has never been occupied for any reason including as a sales office unless approved by the department of community development, used as a temporary residence or for commercial use, has never been involved in an accident, nor has received weather-related damage that at any time has affected its structural integrity nor has visible signs of damage.
- E. A person may not perform any installation functions unless the person possesses a valid certificate of registration for installation of manufactured homes as required by Vernon's Ann. Civ. St. art. 5221.
- F. No existing mobile home, existing or proposed manufactured housing unit, existing or proposed temporary use vehicle, within or outside of a park, shall be used for any purpose other than for permanent or temporary residential habitation as may be determined by the nature of the unit or vehicle. This provision does not include those situations where such units are used for temporary use as approved by the department of community development.
- G. Any existing or proposed mobile home or manufactured housing unit must at all times be habitable.

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## **5615 - Manufactured Housing As In-Fill Development**

Manufactured housing as new or in-fill development shall be subject to a conditional use permit process by the commission. The commission shall evaluate the compatibility of the proposal based upon the following criteria:

*A. Compatibility with neighborhood.*

1. The square footage contained in the housing is comparable to those of existing housing units in the immediate residential neighborhood or subdivision.
2. The unit shall not be less than 22 feet wide.
3. The pitch of the main roof of the housing shall not be less than a 3:12 pitch, with eaves projecting not less than six inches.
4. The housing unit shall have a covered entry or dormer on any entry visible from a public street or right-of-way.
5. The unit shall be permanently attached or affixed to a permanent foundation system. All portions of the transportation system including wheels, axles, towing apparatus, lighting or other such conditions which are not an integral part of the structure shall be removed before the housing is permanently attached or affixed. The permanent foundation system shall be as follows:
  - a. A continuous concrete slab with a minimum thickness of four inches.
  - b. A below-grade continuous concrete beam shall be an integral part of the slab placed under the perimeter of the unit, and under those portions of the chassis that bear the structural load of the unit. The minimum beam dimension shall be 10"W × 12"H or as designed and sealed by a registered professional engineer. Concrete support piers from the slab foundation to the chassis shall be installed according to the installation manual for the unit or as required by the State of Texas.
  - c. State-approved tie-down anchors shall be installed in the slab.
6. The distance between finished grade and the bottom of the exterior walls shall not exceed 30 inches.
7. The foundation facia shall form a complete brick or stone enclosure under exterior walls except where needed for normal ventilation or ingress/egress as approved by the city.
8. The driveway, sidewalks, and other such site elements shall conform to adjacent housing units in similar or approximate location and construction materials.
9. The facing of the unit shall be in relationship to a public street, or private street where allowed, and shall be located where the apparent entrance or front of the home faces or parallels the street frontage, except where the lot size exceeds one acre, is setback a minimum of 100 feet, or is in the same facing as adjacent or neighboring structures, except as provided herein or as approved by the commission.
10. The unit shall conform to the minimum front, side, and rear yard setbacks, and height of the district where permitted or as required by the commission.

*B. Application and site plan.*

1. The request for a conditional use permit for the siting of manufactured housing shall be accompanied by a site plan to address the following:
  - a. The location of the housing on the lot with dimensioning of housing unit, accessory buildings or additions, and setbacks;
  - b. The location of driveways, front entrance sidewalks; vehicle entrance points, how the unit will face and the front entrance point;

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- c. The location of adjacent or neighboring housing with their setbacks, driveway locations, sidewalks, facing of the structure(s) in relation to a public street and other site elements;
  - d. A description of the housing's exterior materials including siding, roofing, awnings or canopies, door and window details, chimney(s), and other elements;
  - e. A description as to how [section] 5615 A. is to be addressed;
  - f. Other elements or features determined by the city needed to ensure compatibility; and
  - g. Description of the installation maneuvering area describing how the installation and maneuvering will not encroach on adjacent properties.
- 2. A request for a conditional use permit for the siting of manufactured housing shall be accompanied by a detailed description of the proposed manufactured housing. At a minimum, the description shall include the following:
  - a. A picture of exterior elevations and floor plans of the proposed manufactured housing unit with necessary descriptions or comments intended to provide further information addressing compatibility; and
  - b. A statement from the dealer attesting that the structure has not been used for commercial purposes or installed, placed or inhabited as prohibited herein, nor has it been modified in any way that has not been approved by a HUD-certified inspector.
- C. *Inspection.* The city shall verify adjacent or neighboring site conditions as shown on the site plan to ensure compatibility with the proposed use, and shall issue a report of findings to the commission as may be required. The commission shall include the findings into its consideration of a conditional use permit, and may require conditions on the placement of the manufactured housing to ensure compatibility with the neighborhood or subdivision.

## **5620 - Mobile Home/Manufactured Housing Parks**

- A. *Intent.* Mobile home/manufactured housing parks are recognized as alternatives to traditional neighborhood environments due to the transient nature of the dwelling without association to the land by the property user. The intent of regulations involving mobile home/manufactured housing parks is to ensure that mobile home/manufactured housing parks are created and maintained so as to provide a healthy, safe and clean environment conducive to the enjoyment of families, provide a positive image of the city through appearance and function, require responsibility in operation and use and which provides a method for ensuring that such parks maintain the intent of the purpose and intent of the regulations.
- B. *Park license.* For the purpose of section 5620, "park" shall be a mobile home/manufactured housing park.
  - 1. No person, firm or corporation shall operate or maintain a park within the city limits without first having secured a park license from the city.
  - 2. The application for license shall be made on forms provided by the city. Licenses shall be granted only after inspection and approval of the park by the city.
  - 3. The application for license shall be accompanied by a fee of \$500.00 for each park or portion thereof.
  - 4. No license may be issued or reissued for a park unless the plans for such park have been approved according to the requirements under this provision.
  - 5. No license may be issued or reissued for a park if the park owner is delinquent in payment of city taxes or has a recorded lien by the city on the property.

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6. A license shall be valid for the period of park operation, unless such is revoked or otherwise suspended as provided or required herein.
  7. Every park shall have an office in which a copy of the park permit (license) shall be posted and the park register shall be in such office. It shall be the duty of the licensee to keep a register of park occupancy, which shall contain the following information:
    - a. Name and address of the occupants;
    - b. The make, model, serial number, year and dimensions of all housing units or description of temporary use vehicles;
    - c. The date of arrival and departure of each home or temporary use vehicle; and
    - d. Other information as may be required under these regulations.
  8. It shall be the responsibility of the licensee to ensure that all requirements of this section are met and maintained. Any park that is found to be in violation of any provision of this section shall be notified in writing to cease such violation within ten days of notification. If after ten days the violation has not ceased, the city shall forward a notice of license revocation to the owner of the park.
  9. Revocation of the license shall mean that no future licenses or permits may be issued to the park, no additional housing units or temporary use vehicles shall be installed until said violation(s) have ceased, all fines issued as a result of violation(s) or liens have been paid, and that any taxes owed have been paid. The revocation of a license shall be for a period of up to 90 days. Should said violation persist without any reasonable action taken by park owner to correct deficiencies within the 90-day period, the city may thereafter impound, confiscate or take other such action to preserve or protect the health, safety and general welfare and integrity of the park, its users and the city to ensure compliance with the intent and purpose of the regulations at the expense of park owners. Reissuance of a park license may be subject to the same terms and conditions as a new license.
  10. Where the commission was required at any time to provide the necessary authority for an action required under this regulation, the commission may revoke such authorization. The commission may order the removal of housing unit(s) and/or temporary use vehicles following processes established or deemed appropriate by the city. The commission may order discontinuance of a park found not in compliance with the terms of these regulations, following procedures established herein.
  11. No park shall be subdivided for the sale of individual lots, pads or spaces. The subdivision of any park shall require the submission and approval of a revised site plan and a plat or replat.
- C. *Site plan.* A site plan addressing all requirements herein shall be submitted prior to park approval, or submission to the commission where required. No license may be issued to a park unless a site plan as been submitted and approved by the city, and the planning and zoning commission where required. The site plan shall be scaled and dimensioned at 1 inch = 100 feet with the following information:
1. Name, address, fee owner and record owner of the park.
  2. Name of subdivision where the park is located.
  3. Names and widths of existing or planned adjacent public streets and roads.
  4. Contour lines at two-foot intervals as may be required.
  5. Locations and dimensions of all pads or spaces, utility easements, drives, recreation areas, streets and sidewalks in conformance with requirements herein.
  6. Building setback lines from public streets and adjacent property.
  7. Distinct number or address for each pad or space.

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8. Area of site.
9. Areas defined for solid waste containers as required by the city.
10. Boundary description of park property.
11. Location of stormwater detention facility(ies) as required by the city.
12. A fire hydrant within 500 feet hose lay distance of each pad or space.
13. The following plans approved by the city:
  - a. Water and wastewater plan as required by the city.
  - b. Drainage plans showing the directions and calculated quantities of runoff. Drainage improvements shall comply with applicable city regulations.
14. Other information as required by the city, commission, or city council as applicable, to ensure compliance with requirements herein, and to review the function of the proposal, with the intent of requiring modifications to the plan to address city policies and regulations intended to protect the public's health, safety, morals and general welfare.
15. After approval by the commission, two copies of the approved site plan with changes or modifications required prior to such approval, and one copy of all approved construction and utility plans showing all required changes shall be submitted to the city. Both copies of the site plan shall be signed by the chairman of the planning and zoning commission and the secretary of the planning and zoning commission. The site plan shall contain the following statement:

This site plan has been submitted to and considered by the Planning and Zoning Commission of the City of Wichita Falls, Texas, and is hereby approved by such Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_,  
20\_\_\_\_.

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
Secretary

16. A final plat must be recorded by the county clerk before final approval of the site.
  17. The city may issue a license after approval of a final plat and site plan; however, no home may be placed on an individual home space which does not comply with requirements herein.
- D. *Park development standards.*
1. Setbacks.
    - a. Front: Ten feet from back of curb measured to outside wall or from any attachment which may exist, whichever is greater.
    - b. Exterior side setback: Fifteen feet.
    - c. Interior side setback: Fifteen feet between units.
    - d. Rear setback: Ten feet minimum measured from outside wall to the rear lot line.
    - e. From service building: Fifteen feet minimum.
    - f. Exterior from public right-of-way: Twenty-five feet minimum for units and fence or wall.
    - g. Storage buildings up to and including 150 square feet: Three feet from any other structure; five feet from an adjacent pad or property line.

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- h. Storage buildings more than 150 square feet: Ten feet from any other structure; five feet from an adjacent pad or property line.
- i. Uncovered porches, patio decks, steps, landings, or ramps: Five feet from adjacent pad or property line.
- j. Covered, unenclosed porches, patio decks, steps, landings, or ramps (other than awnings): Ten feet from any other structure (other than awnings); five feet from adjacent pad or property line.
- k. Awnings: Three feet from any other structure, adjacent pad or property line.

For the purpose of separation or setback requirements, any structure that is enclosed or covered by construction on any side, other than primary building side, shall be considered as part of the home or building.

- 2. Interior streets.
  - a. Street width: Thirty feet minimum.
  - b. Street paving: Hard surface paved.
  - c. Street name: Not accepted by city, but approved by the city.
- 3. Solid waste disposal: As required by the city.
- 4. Off-street parking:
  - a. Two paved off-street parking spaces shall be provided for each designated, pad or space, and shall meet the following requirements:

Parking Angle (degrees)	Curb Length Per Car(feet)	Minimum Bay Depth (feet)
90	9	18
60	10.4	20.1
45	12.7	19.1

- b. Off-street parking or fences shall not obstruct sidewalks.
- c. No parking on unpaved or grassy surfaces.
- 5. Utilities and drainage.
  - a. An approved public water supply for domestic use and fire protection purposes shall be supplied to meet the requirements of the park as may be required by the city.
  - b. All exterior plumbing shall comply with city codes.
  - c. The electrical distribution system shall comply with applicable electrical codes. Individual electric meters may be used. A fire clearance inspection must be made by the city before power connections are resumed after power has been disconnected.
  - d. All electrical installations in the park must be done by city-licensed electrical contractors. Inspections for electrical and plumbing installations must be called for by the person or licensee installing such service.
  - e. No electrical clearance will be given to a home until the unit has been installed in accordance with the applicable requirements of this section.

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- f. Installation and maintenance of electrical wiring and service equipment in the park shall be in accordance with [the] city code.
  - g. The installation of electrical service from the service disconnect to the manufactured home shall not require a separate electrical permit other than the installation permit.
  - h. A service disconnect of the proper amperage for each home must be furnished.
  - i. Installation and maintenance of plumbing service in the park shall be in accordance with [the] city code. The installation of plumbing service from the park-supplied connections to the home shall not require a separate plumbing permit other than the home installation permit.
  - j. Storm water detention facility(ies) shall be provided as required by the city.
6. A privacy fence or wall not less than eight feet in height shall be erected and maintained in good condition along the property line.
- A park expansion shall require that this privacy fence or wall be installed according to these provisions for the expansion area.
7. Hard-surfaced paved access roadways shall be provided to each pad or space.
8. Streets and roadways shall provide a minimum clear access width of 30 feet. The city shall approve all streets and roads to ensure acceptable maneuvering area and surface materials for emergency vehicles.
9. Streets and lots shall be marked by clearly visible signs and numbers. Lot numbers shall be a minimum of two inches in width and three inches in height. Lot numbers may be placed upon the manufactured home if located so as to be visible from each direction of street approach.
10. Pads, spaces and dwelling units contained therein shall be subject to city codes and ordinances.
11. Unit installation, foundation, blocking and tie-down requirements shall be in conformance with city and state requirements as applicable.
12. Installations and use of liquefied petroleum gas shall be consistent with the rules and regulations of the State of Texas and city codes.
13. Construction of buildings or other structures in the park shall conform to city codes and shall be separately permitted by the city.
14. The proposal to site a housing unit shall require that the owner of the unit provide a statement of condition for the unit. Such statement shall be retained with park records. A sample of such is attached herein for informational purposes only [see section 5622]. Park owners/operators shall be responsible for verifying conditions therein and maintaining such record as part of the park records.
15. Where an area has been designated for storage of travel trailers, recreational vehicles, boats, trailers or similar such vehicles, where habitation or use is not intended or allowed, such an area shall be totally paved according to standards included under [section] 6200, and not visible from a public street. A paved access road from a public or private street may be provided. Such an area shall be used solely for the storage of vehicles and shall not be used for storing any vehicle in an inoperable condition. An inoperable condition exists if the vehicle does not carry current registration or license or is not complete in its assembly to operate upon public streets or roads.

E. *Building permits, installation and inspection.*

- 1. Placement and tie-down of the home must be done by state-licensed installers in accordance with rules and regulations of the State of Texas. Plumbing installation from the park-supplied connections to the home shall be done by a licensed plumber. The names of each person or

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licensee making the installations must be provided to the city upon application for the installation permit.

2. No building permits will be issued to increase the floor area of a home within a park; except, however, an additional room may be added if the finish and appearance are the same as the home and the construction is equal to or better than that in the home. Any modification to an existing manufactured home which was not subject to the original inspection will thereafter require a permit from the city for any change, modification or alteration which is under the purview of the city for similar such work.
  3. The installation of a manufactured home shall require a permit from the city.
  4. An inspection fee of \$30.00 shall be charged for each home installation permit. An inspection fee of \$15.00 will be charged for any reinspection.
  5. Housing units shall be subject to inspection by the city to ensure safe, sanitary conditions. The city may order the repair of a unit in accordance with city codes or as required for approval by a HUD-certified inspector, or order the demolition or removal of any unit not found habitable or in compliance with minimum housing standards regardless of permitting statute or federal approval status where such was initially applied. The city may, following established procedures, perform such demolition or removal as may be required to maintain safe, healthful conditions within the park where, in the determination of the city, such structure possesses conditions that pose a hazard to the health, safety, morals and general welfare to the occupants, park residents or to the community.
- F. *Conditions of park.* Park owners shall at all times be held liable for compliance with regulations herein, and shall insure that:
1. Parks remain free of inoperable vehicles; outside appliances; broken, discarded, salvaged or other such conditions of materials, goods or parts where such may be viewed by adjacent housing units or along private drives or public right-of-ways, or where such may be otherwise accessed by other than the park owner, operator or tenant.
  2. Parks remain free of the accumulation of trash, garbage or other such conditions not permitted within the city.
  3. All housing units shall be fully skirted with a material intended for or customarily used for skirting material.
  4. Only manufactured housing units and temporary use vehicles as permitted herein, and approved ancillary structures or facilities may be placed in parks. No structural modifications to manufactured housing units shall have occurred that has not been approved by a HUD-certified inspector. Only structural modifications to manufactured housing units that have received approval from a HUD-certified inspector shall be allowed. The city shall be required to approve modifications to other housing units according to procedures established by the city.
  5. No objects shall be placed on the roof of a home to include, but not [be] limited to tires, rims and other such items unless intended for such placement and use. There shall be allowed concrete weights not to exceed 1½ inches in height.
  6. Streets and roadways shall be maintained free of obstruction and potholes.



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**[5622.] - Sample Statement of Condition**

The following shall be completed prior to the installation of manufactured housing or a temporary use vehicle. No housing unit manufactured before June 15, 1976, shall be allowed. Separate sheets may be used to provide further details.

Name of owner and number of people that will reside in the housing unit?

What is the make, age and dimensions of the housing unit?

Where is the unit moving from and anticipated length of stay?

To the best of your knowledge, how many times has the unit been moved?

Are all windows and doors installed?

Is the siding and roofing material in good shape in function and appearance?

Does the electrical system remain properly grounded, and is the plumbing system in good repair and working order?

In your opinion, what is the overall condition of the unit?

Has the unit received any modifications that has not been reviewed and approved by an inspector certified for the inspection of such units by the U.S. Department of Housing and Urban Development?

Have you received a copy of the park regulations, and have you agreed to conditions therein?

Upon arrival at the park, an inspection of the unit will be performed by the park operator to ascertain that the unit is in compliance with park standards and city regulations.

**5625 - Manufactured Housing Subdivisions**

**A. Generally.**

1. Manufactured housing subdivisions may be created for the purpose of subdividing land into residential lots to be sold for the use of manufactured homes. Such subdivision shall be of a size of not less than four acres. If a preliminary plat containing more than four acres is approved by the city, the subdivision may be platted in sections. The first section shall contain not less than four acres. Subsequent platted areas shall be a minimum of four acres.
2. Manufactured housing shall be placed on individually platted lots in manufactured housing subdivisions under the conditions set forth herein and in appendix A of the Code of Ordinances of the City of Wichita Falls, Texas.
3. A legible note shall appear on the plat below the subdivision name that indicates that the subdivision was platted as a manufactured housing subdivision. Property owners shall be given notice that the subdivision is platted as a manufactured housing subdivision.

Housing subject to the city's building codes may be included in the subdivision if the subdivision is at least 50 percent occupied or intended for occupation by manufactured housing within the development or within that phase of development as may exist. The intent of such provision will be the creation of mixed use residential development. Such proposal shall be approved by the commission with a conditional use permit, and shall require the participation of the commission in each such action to fulfill the intent of this provision.

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B. *Development standards.*

1. All utilities shall be located underground.
2. Under-spaces shall be completely enclosed with brick or stone, except where needed for normal ventilation and ingress/egress as approved by the city.
3. Modification of a housing unit shall be subject to city building codes unless inspected and approved by persons authorized under applicable state and federal statutes certify the unit remains in compliance with applicable regulations.
4. When lots have double frontage, a 25-foot building setback line shall be established for each street.
5. A solid masonry wall not less than eight feet in height shall be erected and maintained along the property line dividing a manufactured housing subdivision from adjacent non-manufactured housing subdivisions, manufactured or mobile housing parks, and other residential or commercial uses.
6. A masonry wall may be subject to approval by the city which may evaluate appearance and appropriateness of the construction proposed. No fence, wall or landscaping shall be erected or planted so as to obstruct the vision of motorists at alley, street or drive intersections.
7. The unit shall not be less than 22 feet wide.
8. The pitch of the main roof of the housing shall not be less than a 3:12 pitch with eaves projecting not less than six inches.
9. The housing unit shall have a covered entry or dormer on any entry visible from a public street or right-of-way.
10. The unit shall be permanently attached or affixed to a permanent foundation system. All portions of the chassis or transportation system including wheels, axles, towing apparatus, lighting or other such conditions which are not an integral part of the structure shall be removed before the housing is permanently attached or affixed. The permanent foundation system shall be as follows:
  - a. A continuous concrete slab with a minimum thickness of four inches.
  - b. A belowgrade continuous concrete beam shall be an integral part of the slab placed under the perimeter of the unit, and under those portions of the chassis that bear the structural load of the unit. The minimum beam dimension shall be 10"W × 12" D × 12"H or as designed and sealed by a registered profession engineer. Concrete support piers from the slab foundation to the chassis shall be installed according to the installation manual for the unit or as required by the State of Texas.
  - c. State-approved tie-down anchors installed in the slab.
11. The distance between finished grade and the bottom of the exterior walls shall not exceed 30 inches.
12. The foundation fascia shall form a complete brick or stone enclosure under exterior walls except where needed for normal ventilation or ingress/egress as approved by the city.
13. The facing of the unit shall be in relationship to a public street, or private street where allowed; located where the apparent entrance or front of the home faces or parallels the street frontage, except where the lot size exceeds one acre; is setback a minimum of 100 feet; or is in the same facing as adjacent or neighboring structures, except as provided herein.
14. The unit shall conform to the minimum front, side, and rear yard setbacks and heights.
15. Two paved off-street parking spaces shall be provided for each lot.
16. Only one home shall be placed on an individual lot within a manufactured housing subdivision.

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17. Minimum lot standards.

- a. Lot area: Five thousand square feet.
- b. Lot width: Fifty feet, minimum for single-family dwelling.
- c. Height: Thirty-five feet, maximum.
- d. Front setback: Twenty-five feet minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
- e. Side setback, interior: Five feet, minimum.
- f. Side setback, exterior: Fifteen feet, minimum except 25 feet minimum for permitted nonresidential uses, and where involving double frontages, or where abutting a street at the entrance to the subdivision.
- g. Rear setback:
  - 1) Single-family dwelling: Five feet minimum from common lot line or one ft. minimum from alley. (See section 6500 for accessory structure setbacks and section 6210H for setback requirements for rear vehicular access.)
  - 2) All other uses: Five feet, minimum.
- h. Building coverage: 50 percent of lot area, maximum.

(Ord. No. 71-2000, § 1(5625), 7-5-2000)

**5630 - Temporary Use Vehicles Within Mobile Home/Manufactured Housing Parks**

- 1. Temporary use vehicles shall at all times be ready for immediate highway use. These vehicles shall be deemed to be ready for highway use if wheels are mounted; they are attached to the site only by quick disconnect type utilities and security devices; they are currently licensed to operate on streets, roads and highways; have a current inspection sticker if required; and have no attached additions. No temporary use vehicle shall be placed on a designated space or pad for a period exceeding 180 consecutive days. Following the removal of the unit, the unit shall thereafter not locate within the same park for a period of not less than 14 days. The city may authorize an extension of time due to extenuating circumstances that include, but are not limited to, employment for temporary local construction and other such situations.
- 2. Uses in violation of requirements herein shall be subject to immediate impoundment at the expense of the owner.